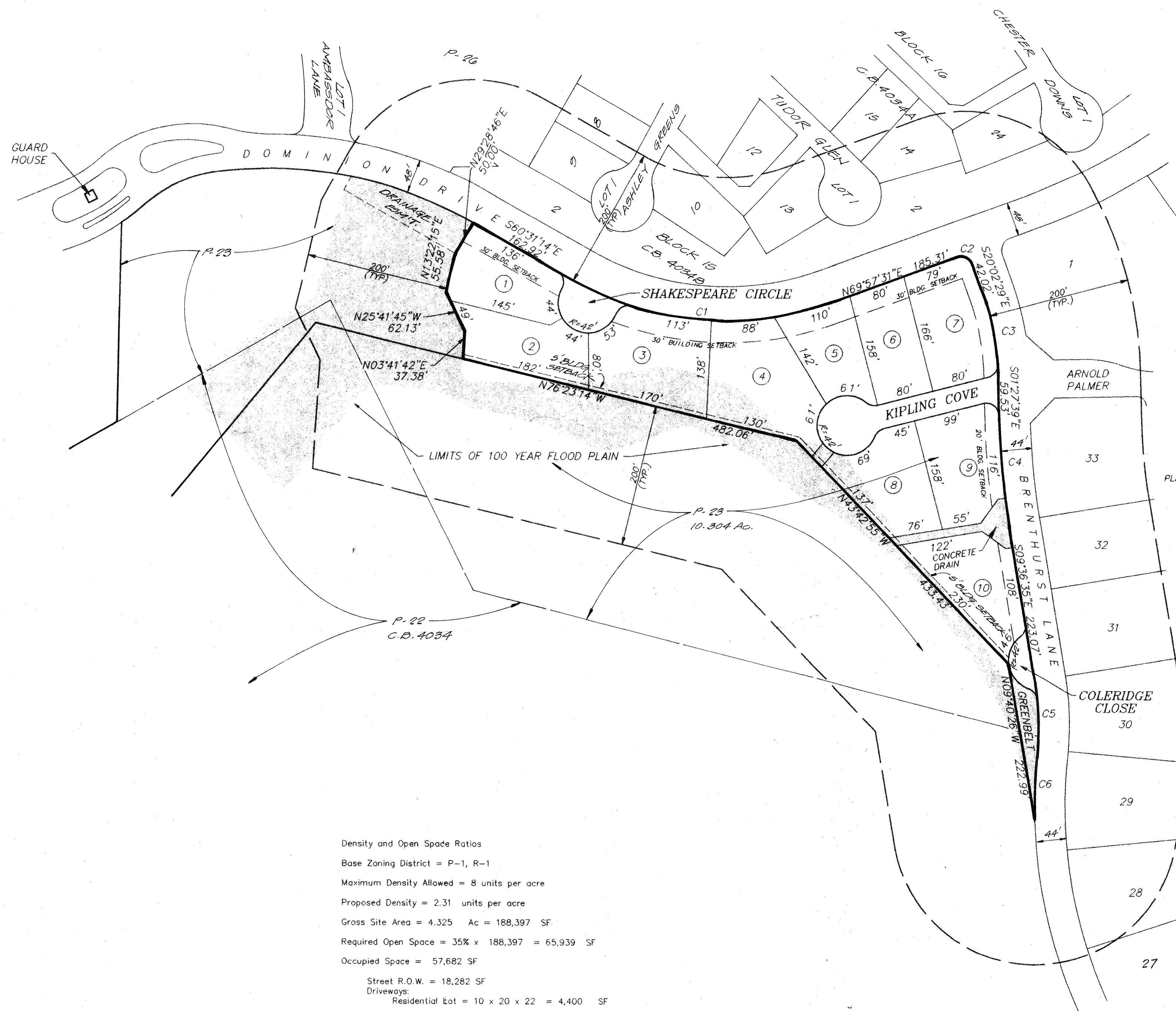


LOCATION MAP

CURVE DATA					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	434.00'	375.82'	200.00'	384.19'	S85°12'41"E
C2	18.00'	28.27'	18.00'	28.46'	S85°02'29"E
C3	362.59'	117.59'	52.32'	117.08'	S10°45'06"E
C4	1044.00'	149.36'	74.87'	149.23'	S05°33'14"E
C5	378.00'	101.66'	51.14'	101.35'	S02°31'31"E
C6	694.59'	96.77'	48.46'	96.69'	S01°57'09"W

SCALE: 1" = 100'



THE LEGENDS AT THE DOMINION
(PLANNED UNIT DEVELOPMENT)
PLAT NO. 950008
APPROVED BY CITY OF SAN ANTONIO
PLANNING COMMISSION ON OCTOBER 25, 1995

P-20
42.816 AC.

Density and Open Space Ratios

Base Zoning District = P-1, R-1

Maximum Density Allowed = 8 units per acre

Proposed Density = 2.31 units per acre

Gross Site Area = 4.325 Ac = 188,397 SF

Required Open Space = 35% x 188,397 = 65,939 SF

Occupied Space = 57,682 SF

Street R.O.W. = 18,282 SF

Driveways:
Residential Lot = 10 x 20 x 22 = 4,400 SF

Parking = N/A
Mechanical Equipment = N/A
Outdoor Storage Areas = N/A

House Slabs:
Residential Lot = 10 x 3,500 = 35,000 SF

Open Space = 147,702 SF

Common Open Space (Earthen Drainage Ways) = 20,402 SF

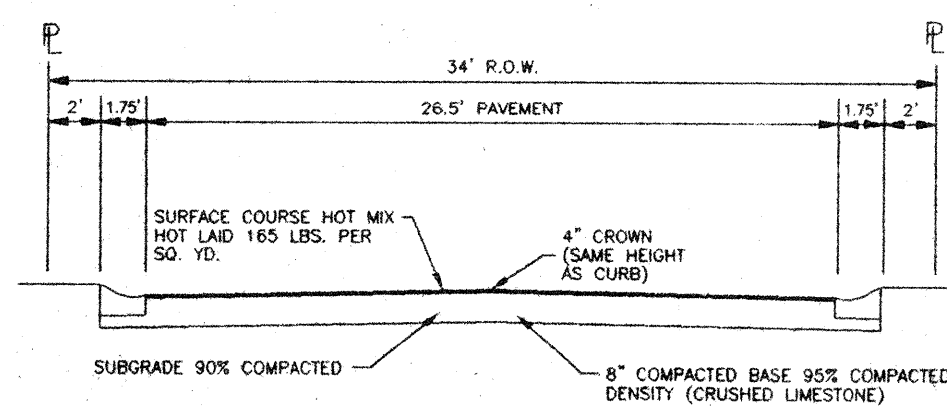
Common Open Space (Greenbelt) = 3,528 SF

Private Open Space = (Lots Area) - (House Slabs + Driveways) = 123,772 SF

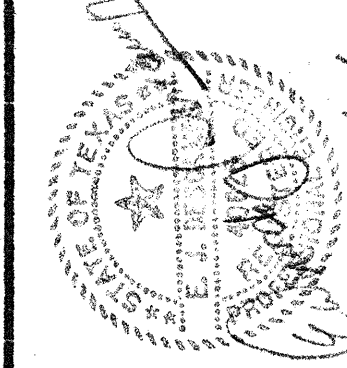
Proposed Open Space Ratio = 147,702 / 188,397 = 0.7840 = 78%

NOTES:

- If access to a garage or carport is provided from the front or side of a lot, then the garage/carport shall maintain a twenty (20) foot setback from the back of the sidewalk, or curb if there is no sidewalk, as measured along the centerline of the driveway.
- All corner lots shall comply with the clear vision area requirements of section 35-3339 of the unified development code.
- Developer: S.R.P. Dominion, LTD.
707 West Ave. Suite 201
Austin, Texas 78701



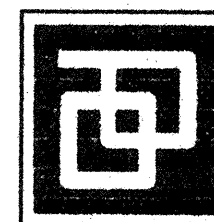
TYPICAL STREET SECTION
RESIDENTIAL AREA



REVISIONS

1919 OAKWELL FARMS PKWY.
SUITE 130
SAN ANTONIO, TX 78218
TEL: (210) 828-3520
FAX: (210) 828-3599

OVERBY
DESCAMPS
ENGINEERS



POET'S CORNER AT THE DOMINION
PLANNED UNIT DEVELOPMENT
P.U.D. PLAN

PLAT NO. 950082

PROJECT NO. 0039.15

DATE 11/15/95

DRAWN RG CHECKED ED

DRAWING 1 OF 1

SHEET 1 OF 1

95-056

J. Inselmann 12-27-95
D. Ray 12-27-95

95-056